

Arlington Historic District Commissions

September 23, 2010
Whittemore Robbins House

FINAL & APPROVED MINUTES

Commissioners

Present: D. Baldwin, B. Cohen, A. Frisch, D. Levy, M. Penzenik, T. Smurzynski, J. Worden

Commissioners

Not Present: M. Logan, S. Makowka, J. Nyberg

Guests: W. Pemsler, C. Banks, D. Whitford, J. Degnan, J. Danieli, M. Crispin

1. AHDC Meeting Opens

8:00pm

2. Appointment of alternate Commissioners; Broadway Historic District – B. Cohen, A. Frisch, D. Levy; Mt Gilboa/Crescent Hill – B. Cohen, A. Frisch

3. Motion by J. Worden to table August minutes, seconded by D. Levy

4. Communications

- a. Email application for 32 Academy St. (Chasteen) for removal of chain link fence
- b. Email for 23 Water Street (Whitford) for changes
- c. Email for continuation until October for Formal Hearing on 26 Academy Street (Wright)
- d. Email for CONA for 272 Broadway for CONA
- e. Email for 3 Westmoreland Ave. (Eng-Canty) for CONA for windows
- f. Call from Building Dept. re: out of District properties needing certificates
- g. CONA application for 52-54 Westminster Ave. (DP Construction for O'Shea) for door replacements
- h. J. Worden mentioned that 159 Pleasant Street (D. MacArthur barn) on the market and A. Frisch said he had been contacted
- i. B. Cohen visited 179 Westminster (addition on side) and they're removing the porch, wanted to make some changes to enclosed porch in back. Not really visible from public way.
- j. B. Cohen had communication from 21 Wellington Street (Barlow) and he's interested in window changes. She advised him the original windows are in good shape and replacement windows have failed.
- k. A. Frisch stopped by Old Bostonian and they are doing a lot of restoration of windows. (We should add them and Cleary and Sons to the list of window restorers). NE Architectural Salvage in Seabrook, NH has a lot of sashes available.

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

Formal Hearing re: 272 Broadway (Danieli) for window and door changes. J. Danieli and M. Crispin presented request. Option 2 replacement door, 4 panel, wood door is commissioners' preference. On window they have decided to restore instead of replacing front window. All windows will now be repaired and applicable for the CONA already issued. D. Levy moved for approval to replace the front door with

Option 2 replacement door as proposed, seconded by M. Penzenik, approved unanimously. S. Makowka will be monitor and will also issue the CONA for the windows which are now only being repaired.

- a. Formal Hearing re: 193 Westminster Ave. (Pemsler) for siding removal and window changes. W. Pemsler present; plan to remove siding and adding windows on the 3rd floor. Windows will have to be 100% wood windows. Anderson windows proposed are clad windows and are not permitted. Applicant said the cost is double and prohibitive in cost. Instead of arch top, Commissioners suggested using a standard flat top window with a Palladian configuration – the middle window being larger than the two side windows. Marvin Windows offers a full wood style window. M. Penzenik suggested they go to J&C Adams and see what they can put together. The company represents several different window companies. The requirement is for a window with a wood exterior. Marvin does have a window that is appropriate with curve top, but a square top would cut the price and be appropriate. Applicant asked if monitor could work with him to approve a wood window, size may change. Contractor asked about a double configuration instead of a triple window option, and the commission agreed that would be appropriate for the period. The muntin configuration should be 2 over 1 to match other windows on the building. D. Levy moved to approve all wood window, simulated divided light, 2 over 1, either 2 side by side or 3 windows with either arch or squared top in middle, final design and windows to be approved by monitor prior to installation. In addition, the proposed siding removal on front and ell, that would be replaced with restored and repaired clapboard ½ x 6 vertical grain, cedar, corner boards pine to closely match what's existing underneath in thickness and dimension. Seconded by D. Baldwin, approved unanimously. Monitor appointed B. Cohen.
- b. Informal Hearing re: 23 Water Street (Whitford) for structural changes on prior addition, removal of asbestos siding and replacement with clapboard, window and roof changes. D. Levy said this is going to be a much bigger addition. The intention is to have a covered entry way on driveway side of the building, center line will stay the same. Covered patio on yard side. The existing windows on sunroom are an odd collection of mismatched windows. Applicant would like to replace them with historically appropriate replacement windows. Commission will need to know what proposed doors will look like – siding was asbestos, have removed it on the front and tried to preserve clapboards but it was in bad shape so they put on new clapboards. Rear addition will have appropriate siding and would like to replace siding on both additions fully to match new siding on rest of house. Applicant would love to remove all asbestos and put clapboard up– estimate for removal of kitchen and shed is about \$2500 alone. Entire renovation is on the back of the house and not really visible. Will be in next month for a formal hearing.
- c. Informal Hearing re: 32 Academy Street (Chasteen) for removal of chain link fence damaged by falling tree. Please Note: if these changes are deemed so insubstantial to the property and the District by the Commission that no public hearing may be required and interested parties will be given a 10 day period to comment prior to issuance of appropriate certificate. A. Frisch moves that the proposed change is so insubstantial that a 10 day would be appropriate, seconded by M. Penzenik, all favor unanimous. M. Penzenik moved approval of removal of chainlink fence, seconded by A. Frisch, moved unanimously. B. Cohen appointed monitor.
- d. Informal Hearing re: 52-54 Westminster Ave. (DP Const. for Keith O'Shea) re: door replacements. Three Doors have to be changed due to fire damage. The proposed new doors will be of like materials. The front door on 52 will be replaced with a like door. Because the other two doors will be repaired, there only needs to be a CONA for the other two doors. M. Penzenik moved that this qualifies for a 10 day certificate, seconded by A. Frisch. Approved unanimously to grant 10 day certificate. J. Worden moved door 52 to be repaired and not replaced, replacement of 54 with identical door (CONAs to be issued) and kitchen door on 54 to be replaced with F744LE in Simpson

catalog. Seconded by D. Baldwin, approved unanimously. Monitor appointed M. Penzenik

1. Other Business

- a. Discussion re: Fees. – Tabled to next month.
- b. Discussion re: Design Guidelines Changes (re windows). S. Makowka passed around revised guidelines, will send this proposal via email to Commissioners. Tabled to next month also.

2. Old Business

- a. Preservation Loan Program Update – Nothing new
- b. Outreach to Neighborhoods & Realtors
- c. Status of New Commissioners

3. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation – No items

4. REVIEW OF PROJECTS

- 1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
- 3. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
- 4. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
- 5. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
- 6. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
- 7. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
- 8. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
- 9. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
- 10. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
- 11. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
- 12. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
- 13. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
- 14. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
- 15. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
- 16. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
- 17. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
- 18. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
- 19. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
- 20. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
- 21. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
- 22. 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
- 23. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
- 24. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
- 25. 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
- 26. 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)
- 27. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
- 28. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
- 29. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
- 30. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)
- 31. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
- 32. 75 Pleasant Street (Congregational Church – 08-30P) – Makowka – COA (Stairway, Deck, Door)
- 33. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
- 34. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)

35. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
36. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
37. 14-16 Prescott St. (Bouboulis – 08-36P) – Frisch – COA (siding removal, clapboard repair)
38. 3 Westmoreland Ave. (Canty/Eng – 08-39M) – Logan – COA (ac vent, screening)
39. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
40. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Frisch - COA (rear addition, stair, landing, roof)
41. 393-395 Mass. Ave. (Barkan – 08-45B) – Frisch - 10 Day COA (Shutters)
42. 81 Westminster Ave. (Lemire – 08-46M) – Penzenik – COA (Porch & Railings)
43. 147 Lowell Street (Nyberg – 08-47M) – Smurzynski – COA (Siding Removal & Repair)
44. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
45. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
46. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
47. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
48. 28 Academy Street (Rehrig – 09-05P) – Makowka – COA (Chimney, Porch, AC Units, Door)
49. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
50. 187 Lowell Street (JK Construction – 09-07) – Cohen/Makowka – COA (New House, Old House)
51. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
52. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
53. 160 Westminster Ave. (Jackson – 09-12M) – Hindmarsh – COA (Addition Revision)
54. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
55. 3 Westmoreland Ave. (Canty/Eng – 09-17M) – Makowka – CONA (Driveway)
56. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
57. 187 Lowell (JK Construction – 09-21M) – Cohen/Makowka - COA (New House)
58. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
59. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
60. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
61. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
62. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
63. 3 Westmoreland Ave. (Eng/Canty – 09-30M) – Makowka – CONA (fence)
64. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
65. 135 Pleasant Street (Doona & Irvington Trustees – 09-34P) – Makowka – 10 Day COA (Door)
66. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
67. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
68. 82 Westminster Ave. (Ivers – 09-40M) – Makowka & Cohen – COA (New House Construction)
69. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
70. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
71. 50 Academy Street (Barrett – 09-43C) – Makowka – CONA (Chimney, Shutters, Gutters, Facia)
72. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
73. 14 Avon Place (Harding – 09-45A) – Makowka – CONA (Back Door, Stairs, Bulkhead)
74. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
75. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
76. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
77. 14 Avon Place (Harding – 09-49A) – Cohen – CONA (Windows)
78. 14 Avon Place (Harding – 09-50A) – Cohen – COA (Deck, Stairs, Railings, Doors)
79. 15A Avon Place (Burke – 10-01A) – Makowka – CONA (Gutters, Downspouts, Soffits, Porch, Facias, Windows)
80. 14 Avon Place (Harding – 10-02A) – Cohen – COA (Windows)
81. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Kramer – COA (Porch)
82. 15A Avon Place (Burke – 10-04A) – Frisch – COA (Windows)

83. 88 Westminster Ave. (Ryan – 10-05M) – Makowka – CONA (Windows on Rear of House)
84. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
85. 10 Montague Street (Jirak – 10-07M) – Frisch – COA (Railings)
86. 7 Central Street (7 Central Rlty Tr – 10-08C) – Cohen – COA (Sign)
87. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
88. 100 Pleasant Street (Shiffman – 10-10P) – Makowka – CONA (Roof)
89. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
90. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)
91. 38 Russell Street (Mishkin – 10-12R) – Kramer – COA (AC Compressor)
92. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
93. 17 Russell Street (Makowka/Spring – 10-14R) – Frisch – COA (Railing)
94. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
95. 187 Lowell Street (J&K Construction – 10-16M) – Makowka-Cohen – COA (Ext. of Old Certif)
96. 38 Russell St. (Mishkin – 10-17R) – Kramer – COA (Windows)
97. 159 Pleasant Street (Krepelka – 10-18P) – Makowka – CONA (Gutters)
98. 15 Russell St (Wang - 10-19R) – Cohen – CONA (Roof)
99. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
100. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
101. 6 Jason Street (Clearwire – 10-21J) – Cohen – COA (Antennas)
102. 137 Westminster Ave. (Wilcox – 10-22M) – Makowka – CONA (Siding Shingles)
103. 22 Russell Street (McCabe – 10-23R) – Cohen – CONA (Chimney)
104. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
105. 204 Pleasant Street (Sirah RT – 10-26P) – Penzenik – COA (Garage-Stairs-Siding-Doors)
106. 10 Russell Street (Ready – 10-27R) – Makowka – CONA – Roof
107. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
108. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
109. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
110. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)

Meeting Adjourns 9:45pm.

Carol Greeley

Executive Secretary

cc: HDC Commissioners

Arlington Historical Commission, JoAnn Robinson and Richard Duffy, Co-Chairs

Building Inspector, Mr. Michael Byrne

Building Dept., Richard Vallarelli

Planning Dept. and Redevelopment Board, Ms. Carol Kowalski

Massachusetts Historical Commission

Town Clerk

Robbins Library

MIS Department